

Workingmen's Houses,  
95 Southern Avenue  
Dubuque  
Dubuque County  
Iowa

HABS No. IA-159-Q

HABS  
IOWA,  
31-DUBU,  
14-Q-

---

**PHOTOGRAPHS  
HISTORICAL AND DESCRIPTIVE DATA**

---

Historic American Buildings Survey  
Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P.O. Box 25287  
Denver Colorado 80225

Workingmen's Houses,  
**95 Southern Avenue**

HABS,  
IOWA,  
31 - DUBU,  
14 - Q -

HABS No. IA-159-Q

**Site Location:** 95 Southern Avenue  
Dubuque, Dubuque County, Iowa  
DOT designation: Resource Site No. 1.20  
Cadastral grid : NE1/4 NE1/4 S36 T89N R2E  
USGS quadrangle: Dubuque South Iowa 7.5'  
UTM coordinates: 15.691960.4706140  
Lot dimensions : 67'x 100': .15 acre  
Lot description: South 67' of Lots 7 and 8,  
Lot 1 of Randall's Subdivision

**Present Owner:** Mary Jacqueline Kenniker  
**Present Usage:** single family residence  
**Present Condition :** good

**Overall Dimensions:** main block: 24'x 26'; enclosed front porch: 19'x 7'.  
**Orientation :** east  
**Architectural Description :**  
**Plan type :** rectangular, with enclosed one-story front and rear porches; 1-1/2 stories.  
**Foundation:** parged stone perimeter walls.  
**Structure :** wood frame with brick bearing walls.  
**Ext. walls:** brick, laid in running bond on main block, with wide exposure aluminum siding (installed, 1980) in gables, frame additions and porch.  
**Roofs :** steeply pitched front-end gable on main block, hipped roof on porch, moderately pitched gable on rear addition, shed roof on projection of addition; 3-tab asphalt shingles throughout.  
**Chimneys :** one brick interior chimney with concrete cap, offset on roof ridge.  
**Dormers :** none  
**Windows :** painted wood 1/1 double-hung with segmental arch heads and lug sills on brick main block; 1/1 and 2/2 double-hung on front porch; 1/1 fixed sash on rear porch; windows in frame porches and additions have plain wood frames.  
**Openings :** one-light, three-panel door centered on front; transom for this door is boarded up, and narrow beveled-siding panels flank the door on both sides; door on rear enclosed porch is offset.  
**Porches :** single-story, full-width enclosed front porch; offset, enclosed rear porch; both with 1/1 dows and skirts with aluminum siding; three concrete steps, without handrail, on front.  
**Details :** simply boxed cornices on main roof.

**Construction Date :** 1905

**Architecture Style:** Open gabled cottage

**Physical History :** In March 1902 self-named capitalist and real estate speculator Joseph J. Nagle subdivided Lot 1 of Randall's Subdivision on the north side of Southern Avenue. Nagle immediately sold Lots 7, 8 and 9 of the 16-lot subdivision to fellow real estate dealers Andrew and George Brown. In 1905 the Browns contracted for two 1-1/2-story frame spec houses for \$2500. Built side-by-side with virtually identical profiles and footprints, the houses differed only in exterior finish: frame on the north house [HABS No. IA-159-P] and brick on this house adjacent south. In April 1908 Jules and Josephine Roussel [Roussel; Russell] purchased both buildings, moving here from another house north on Southern Avenue. They occupied this house and turned the other over to Emil Roussel (relationship unknown), selling it five years later. Josephine died in December 1920. Jules, a laborer, sold this house a month later to Howard Brownell, who in turn sold it in 1923 to William Buscher. Buscher, and later his widow, Josephine, occupied the house until the mid-1960s. At that time it was purchased by Kay Kenniker. Throughout this time the building has undergone relatively minor alterations and additions.

**Significance:** This house, like its twin to the north, is a relatively well-preserved example of the modest, speculatively built residences built on Southern Avenue in the late 19th and early 20th centuries.

**References :** Sanborn Insurance Maps: 1891, 1909, 1972.  
Dubuque City Directories: 1900 - 1970.  
Dubuque County Assessment Record: 3-24-2-9.  
Iowa Department of Transportation, "Draft Environmental Impact Statement - Cultural Resources Assessment."  
Land Title Abstract (located at Iowa Department of Transportation, Ames Iowa).  
*Dubuque Telegraph-Herald*: 31 December 1905.

**Compiler:** Clayton B. Fraser, Fraserdesign, Loveland Colorado.  
April 1988.